



THE CITY OF SAN DIEGO
DATE OF NOTICE: May 18, 2022

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION

DATE OF HEARING: JUNE 2, 2022
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT NO: 690228
PROJECT TYPE: VESTING TENTATIVE MAP/COASTAL DEVELOPMENT
PERMIT, CEQA 15162 CONSISTENCY DETERMINATION, PROCESS FOUR

PROJECT NAME: HORNBLEND VESTING TENTATIVE MAP
APPLICANT: ROBERT MEGDAL
COMMUNITY PLAN AREA: PACIFIC BEACH
COUNCIL DISTRICT: 2
CITY PROJECT MANAGER: Martha Blake, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5375 mblake@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Vesting Tentative Map and Coastal Development Permit to consolidate 4.5 lots into one lot and to allow for the creation of 14 residential condominium units, including two affordable units. The units are currently under construction on the 0.32-acre site located at 1956 Hornblend Street, as previously approved under Project No. 632156. This development is within the Coastal Overlay zone and the application was filed on June 10, 2021.

This project is within the scope of Mitigated Negative Declaration No. 632156, previously approved on May 21, 2020. A consistency evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require additional CEQA review for the proposed project and staff determined that MND No. 632156 adequately describes the activity for the purposes of CEQA.

The final decision by the City of San Diego is not appealable to the California Coastal Commission. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

COMMUNICATIONS

This item may begin at any time after the time specified. Any interested person may address the Planning Commission to express support or opposition to this issue. **Time allotted to each speaker is determined in the discretion of the Chair and, in general, is limited to three (3) minutes.**

Public comment can be in person, via the webform or written testimony, as teleconference and video conference options may not be available.

Comments may be submitted electronically using the Planning Commission [webform](https://www.sandiego.gov/planning-commission/agenda-comment-form), (<https://www.sandiego.gov/planning-commission/agenda-comment-form>) and indicate the agenda item number for your

comment. Comments submitted using this form will be distributed to the Planning Commission and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed.

Additionally, you can submit comments via U. S. Mail to the Planning Commission's attention at 1222 First Avenue, Mail Station 501, San Diego CA 92101. Materials submitted via U.S. Mail will need to be received the business day prior for it to be distributed to the Planning Commission.

Customers are encouraged to [subscribe to receive meeting agendas](#).

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the Planning Commission meeting. Please refer to the Planning Commission's [website](#) to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

The decision of the Planning Commission is final unless appealed to the City Council. In order to appeal the decision of the Planning Commission, you must register as a speaker at the public hearing concerning the application or have expressed interest in webform or in writing to the Planning Commission, <https://www.sandiego.gov/planning-commission>, before the close of the public hearing. Appeal procedures are described in [Information Bulletin 505](#). The appeal must be made no later than ten (10) business days after the date of the Planning Commission's decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. The decision of the City Council is final. Appeals to the City Clerk may be filed by email or US Mail as follows:

- 1) Appeals filed via email/mail: Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to Hearings1@sandiego.gov by 5:00 pm on or before the last day of the appeal period; your email appeal will be acknowledged within 24 hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter, 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00 pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call [Support Services at \(619\) 321-3208](#) or via email to planningcommission@sandiego.gov at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.



Development Services Department

Martha Blake / Project No. 690228

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED